



Sutherland Avenue, Biggin Hill, Westerham, Kent TN16 3HE



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Fantastic four-bedroom, two-bathroom detached home with a garage, driveway and flat garden, in an enviable location at the top of Biggin Hill.

- Located on one of the most sought-after residential roads at the top of Biggin Hill, this detached four-bedroom home offers approximately 1,477 square feet of accommodation, including the integral garage.
- The house is well proportioned, with a good sense of light throughout, a practical layout and contemporary touches.
- The front door opens into a welcoming hallway, with internal access to the garage, a separate utility room and a downstairs WC. The tiled flooring of the hallway continues into the kitchen/breakfast room, creating a natural flow between the spaces.
- The spacious, dual-aspect sitting/dining room extends across the depth of the house. It features a curved bay window to the front with attractive plantation shutters, wood-effect flooring and French doors opening onto the garden.
- The kitchen/breakfast room is fitted with oak-style units, granite worktops and yellow tiled splashbacks, with space for a range oven, dishwasher and fridge freezer (all remaining). There is also a useful pantry and room for a table, while a further door provides direct access to the garden.



- Upstairs, a large window on the landing brings in plenty of natural light. There are four bedrooms, all with built-in storage, three of which have sliding doors to maximise the available space.
- The main bedroom benefits from a stylish en-suite shower room, while the separate shower room is finished in a similar contemporary style, with both featuring black Crittall-style shower screens.
- To the front, a generous driveway provides ample off-road parking in addition to the integral garage, which is fitted with an electric roller door.
- The flat rear garden enjoys a good degree of privacy and can be accessed from both the kitchen and sitting/dining room.
- There is useful side access on one side and access into the rear of the garage on the other. A patio directly outside the house wraps around the level lawn, leading to a slightly raised seating terrace.



Positioned in Sutherland Avenue, a desirable road at the very top of Biggin Hill, the house is just a short flat stroll from local amenities, including Waitrose, and within easy reach of transport links and schools, this detached home combines convenience with an enviable setting.

Biggin Hill combines excellent local amenities with the appeal of being surrounded by beautiful countryside. The area offers a modern library, swimming pool, and a recreation ground with a playground and outdoor gym. For everyday shopping, residents have a wide range of stores, including Waitrose, Tesco Express, Pets Corner, Costa, as well as a variety of independent businesses, cafes, and restaurants. There

is a good variety of pre-schools and schools in the area, including larger and smaller village primaries, plus Charles Darwin at secondary level.

The nearby towns of Orpington, Bromley, Oxted, and Sevenoaks offer even more amenities and services. Biggin Hill is well-connected by several bus routes to these towns, as well as historic Westerham. For access and commuting to London, stations at Orpington and Hayes (end of the branch line) provide direct train services to Cannon Street, Charing Cross and Victoria. Trams run to Croydon and Wimbledon from New Addington. Additionally, the property is conveniently located a few miles from three M25 junctions (4, 5, and 6), offering excellent access to the wider motorway network.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure – Freehold

Local Authority – Bromley

Council Tax – F

Services – Mains Gas, Electricity,
Water & Drainage

Viewings – All viewings via Bunting &
Bunting. Contact us for an appointment or
for more details.

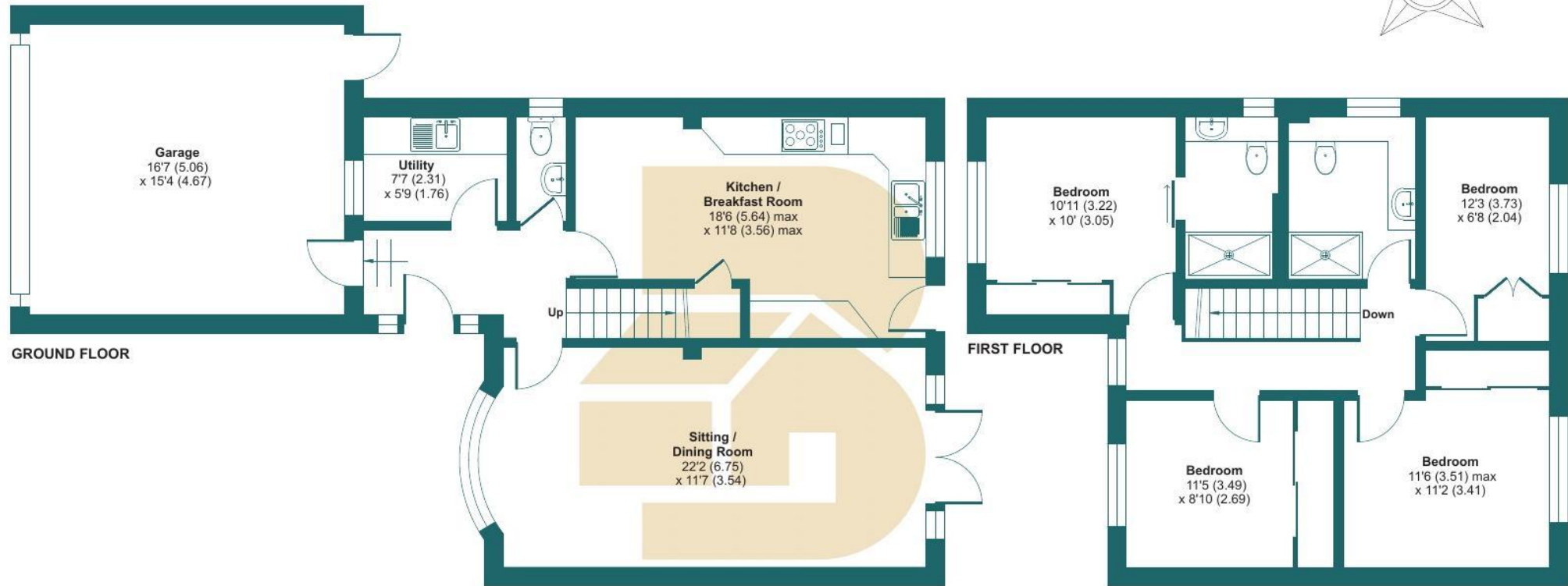
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Total = 1477 sq ft / 137.1 sq m (including garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bunting and Bunting. REF: 1526699



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